

Notice Pg. 1 of 6
Expedited hearing shall be held on 12/19/2024 at 01:30 PM in
<https://www.zoomgov.com/my/robinson.txwb> via Zoom or Call
669-254-5252 Meeting ID: 161 0862 5245. Movant is responsible for
notice.



**IT IS HEREBY ADJUDGED and DECREED that the
below described is SO ORDERED.**

Dated: December 12, 2024

**SHAD M. ROBINSON
UNITED STATES BANKRUPTCY JUDGE**

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

In re:

Texas REIT LLC

Debtor.

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Chapter 11

Case No. 24-10120 (SMR)

**ORDER GRANTING MOTION OF JUDGMENT CREDITORS TO EXPEDITE
HEARING ON JUDGMENT CREDITORS' EXPEDITED MOTION FOR (I) A
DETERMINATION THAT THE AUTOMATIC STAY DOES NOT APPLY
TO STATE COURT CLAIMS AGAINST ALI CHOUDHRI INDIVIDUALLY,
OR, ALTERNATIVELY, (II) RELIEF FROM THE AUTOMATIC STAY**

Before this Court is the Motion filed by Ali Mokaram ("Mokaram") and Osama Abdullatif ("Abdullatif"), judgment creditors of Ali Choudhri (together, the "Judgment Creditors" or "Movants") requesting an expedited hearing on the *Judgement Creditors' Expedited Motion for (I) a Determination that the Automatic Stay Does Not Apply to State Court Claims Against Ali Choudhri Individually, or, Alternatively, (II) Relief from the Automatic Stay* filed on December 11, 2024 [Docket No. 410] (the "Motion"). The Court finds that the Motion should be granted as set forth below.

ACCORDINGLY, IT IS THEREFORE ORDERED that the Motion is scheduled for an
expedited hearing on **December 19th, 2024, at 1:30 p.m. (Central Time).**

#

Prepared By:

HOOVER SLOVACEK, LLP

By: /s/ T. Michael Ballases
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COUNSEL TO OSAMA ABDULLATIF

GRAY REED

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sfunk@grayreed.com

COUNSEL TO ALI MOKARAM

United States Bankruptcy Court
Western District of Texas

In re:
Texas REIT, LLC
Debtor

Case No. 24-10120-smr
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0542-1

User: admin

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Date Rcvd: Dec 12, 2024

Form ID: pdfintp

Total Noticed: 15

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 14, 2024:

Recip ID	Recipient Name and Address
db	+ Texas REIT, LLC, 2450 Wickersham Lane, Suite 202, Austin, TX 78741-4744
aty	#+ Holland & Knight LLP, c/o Mark C. Taylor, 100 Congress Ave., Suite 1800, Austin, TX 78701-4042
aty	+ William Choslovsky, Ginsberg Jacobs, 300 S. Wacker Dr., Chicago, IL 60606-6680
cr	Caz Creek Holdings 2, LLC, c/o Howard Marc Spector, 12770 Coit Rd, St 850, Dallas, TX 75251
intp	+ Cypress BridgeCo, LLC, c/o McDowell Hetherington LLP, ATTN: Robert P. Debelak III, 1001 Fannin Street, Suite 2400 Houston, TX 77002-6706
intp	+ Dalio Holdings I LLC, 1001 W. Loop South, Suite 700, Houston, TX 77027-9033
intp	+ David P. Crist, The Law Offices of David P. Crist, 7200 N. Mopac Expressway, Ste. 250, Austin, TX 78731-3077
cr	Mack Brooks, LLC as agent and attorney in fact for, c/o Howard Marc Spector, 12770 Coit Rd, St 850, Dallas, TX 75251
intp	+ Magnolia BridgeCo, LLC, c/o McDowell Hetherington LLP, ATTN: Robert P. Debelak III, 1001 Fannin St., Suite 2400 Houston, TX 77002-6706
intp	+ WCW Houston Properties LLC, 711 Louisiana St #1850, Houston, TX 77002-2790

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
aty	+ Email/Text: ssather@bn-lawyers.com	Dec 12 2024 22:51:00	Barron & Newburger, P.C., 7320 N. Mopac Expressway, Suite 400, Austin, TX 78731-2347
cr	Email/Text: houston_bankruptcy@LGBS.com	Dec 12 2024 22:50:00	City of Houston, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: susan.fuertes@harriscountytexas.gov	Dec 12 2024 22:50:00	Harris County, ATTN: Property Tax Division, Harris County Attorney's Office, P.O. Box 2848, Houston, TX 77252
cr	Email/Text: houston_bankruptcy@LGBS.com	Dec 12 2024 22:50:00	Houston Community College System, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: houston_bankruptcy@LGBS.com	Dec 12 2024 22:50:00	Houston ISD, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064

TOTAL: 5

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
aty		William Choslovsky

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 14, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 12, 2024 at the address(es) listed below:

Name	Email Address
Ali Choudhri	ali@jetallcapital.com
Angeline V Kell	on behalf of Creditor Osama Abdullatif kell@hooverslovacek.com stacey@womaclaw.com
Angeline V Kell	on behalf of Creditor Omar Khawaja kell@hooverslovacek.com stacey@womaclaw.com
Angeline V Kell	on behalf of Creditor John Quinlan kell@hooverslovacek.com stacey@womaclaw.com
Eric Terry	on behalf of Interested Party WCW Houston Properties LLC eric@ericterrylaw.com ebterry@ecf.axosfs.com
Finis E Cowan, III	on behalf of Defendant ALI CHOUDHRI finis@finiscowan.com
Finis E Cowan, III	on behalf of Defendant ALI MOKARAM finis@finiscowan.com
Finis E Cowan, III	on behalf of Defendant Angel Valle finis@finiscowan.com
Howard Marc Spector	on behalf of Creditor Mack Brooks LLC as agent and attorney in fact for FGMS Holdings, LLC hspector@spectorcox.com, sshank@spectorcox.com;ahawkins@spectorcox.com;slthorn@spectorcox.com;hspector@ecf.courtdrive.com
Howard Marc Spector	on behalf of Creditor Caz Creek Holdings 2 LLC hspector@spectorcox.com, sshank@spectorcox.com;ahawkins@spectorcox.com;slthorn@spectorcox.com;hspector@ecf.courtdrive.com
Jason Andrew LeBoeuf	on behalf of Defendant ALI CHOUDHRI jason@leboeufllawfirm.com
John C. Roy	on behalf of U.S. Trustee United States Trustee - AU12 casey.roy@rsbfirm.com
Joseph F. Colvin, Jr	on behalf of Interested Party Dalio Holdings I LLC jcolvin@shackelford.law
Joseph F. Colvin, Jr	on behalf of Interested Party Dalio Holdings II LLC jcolvin@shackelford.law
Kevin Powers	on behalf of Plaintiff WCW Houston Properties LLC kpowers@spencerfane.com, kevin-powers-7815@ecf.pacerpro.com
Kevin Powers	on behalf of Interested Party WCW Houston Properties LLC kpowers@spencerfane.com kevin-powers-7815@ecf.pacerpro.com
London England	on behalf of Interested Party Ali Mokaram lengland@grayreed.com
Lydia R Webb	

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Lydia R Webb

on behalf of Plaintiff Osama Abdullatif LWEBB@GRAYREED.COM vsalazar@grayreed.com

Lydia R Webb

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Lydia R Webb

on behalf of Plaintiff OSAMA ABDULLATIF LWEBB@GRAYREED.COM vsalazar@grayreed.com

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Matthew W. Bourda

on behalf of Interested Party Cypress BridgeCo LLC matthew@jonesmurray.com

Paul Kirklin

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Robert Paul Debelak, III

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on behalf of U.S. Trustee United States Trustee - AU12 shane.p.tobin@usdoj.gov
Carolyn.Feinstein@usdoj.gov;gary.wright3@usdoj.gov;Tisha.Savannah@usdoj.gov

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United States Trustee - AU12

ustpregion07.au.ecf@usdoj.gov

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William Choslovsky

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TOTAL: 58